

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 6, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20512

SDR-20523 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC - Request for a Site Development Plan Review FOR A PROPOSED 535-UNIT CONDOMINIUM DEVELOPMENT on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Williams). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 04-26-07 Planning Commission Meeting Item 5

Motion made by BRENDA J. WILLIAMS to Approve Subject to Conditions and amending Conditions 4 and 19 as read for the record:

4. All development shall be in conformance with the site plan date stamped 04/26/2007; and landscape plan, and building elevations date stamped 03/13/2007 except as amended by conditions herein.

19. Prior to the submittal of a Final Map or civil construction drawings for this site, whichever occurs first, a sewer relocation and abandonment plan for all public sewers in conflict with this site shall be submitted and approved by the Collection Systems Section of the Department of Public Works, unless the current public sewer system is maintained in the "as is" configuration. Existing public sewer easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site overlying said easements; phasing shall be allowed. Grant new public sewer easements over relocated sewer lines outside of public right-of-way. Sewer service

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to existing developments, including to Assessor Parcel Number #139-18-310-001, shall be maintained during construction of this site.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

See Item 88 for related discussion.

